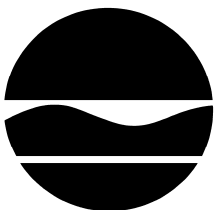


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For more information about NY State's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/brownfields.html

FACT SHEET # 4

BROWNFIELD CLEANUP PROGRAM

Queens West (Hunter's Point) Parcel 8

July 2009

Site No: C241087

Queens, New York

Public Announcement

**PROPOSED OFF-SITE INVESTIGATION
& REMEDIAL PILOT STUDY**

The New York State Department of Environmental Conservation (NYSDEC) is notifying the public of the status of remedial work and cleanup at the Queens West Development Parcel 8 Site ("the Site"), located at 4-56 47th Road in the Hunter's Point neighborhood of Long Island City, Queens County, NY. The Site developer, Avalon Riverview II LLC and Avalon Riverview III LLC ("the Volunteer"), has recently completed a Remedial Investigation (RI), which involved environmental testing of soils, ambient air, sediments, groundwater, soil gas, and subsurface conditions on Parcel 8. This work was performed under a work plan approved by NYSDEC on July 7, 2008, following a 30-day public comment period.

In addition, the Volunteer plans to conduct an investigation of areas nearby to Parcel 8 (the Parcel 8 Off-site Area) to supplement earlier investigation of these areas, and to conduct a pilot study for the contemplated remediation of Parcel 8.

SITE DESCRIPTION:

The Parcel 8 Off-site Area consists of Peninsula Park, Gantry Plaza State Park, and Center Boulevard, which collectively occupy approximately 1.5 acres in an area characterized by high-rise residential buildings, light commercial activities, and open space. The Parcel 8 Off-site Area is bounded by 47th Road and the East River to the north, the east side of Center Boulevard to the east, 48th Avenue and the East River to the south, and the East River to the west (see Figure 1). Historically, the Off-site Area was used for, or was near areas used for, storage and manufacture of roofing materials. This process used creosote, which is derived from coal tar. Creosote was stored in tanks and drums, and was contained in stills on Parcel 8. Fuel oil tanks were used for heating and product processing. Residual contamination from these historic uses includes creosote and petroleum-contaminated soils from processing units and storage.

SUMMARY OF PREVIOUS AND PROPOSED WORK:

The RI found that historic manufacturing operations and filling activities, dating back to the mid-1800s and ending in the early 1900s, resulted in residual coal tar-related soil contamination below the surface. Most of the contamination is under the southwestern portion of the Site from the water table to 22 feet below the surface. The shallow soils contain a lesser amount of coal tar-related contamination and, in a few scattered locations, have some elevated levels of metals and PCBs. Petroleum-related contamination was also found in the subsurface. Groundwater contains elevated concentrations of volatile organic compounds (VOCs) and coal tar-related compounds. Results of soil gas sampling of the shallow soils were mostly non-detect or showed low concentrations of volatiles. No evidence of Site-related contaminants was found within the river sediments. The elevation of Parcel 8 is lower than that of the surrounding area, so surface materials do not run off the Site. The Site surface is mostly hard-packed or covered with gravel.

A subsurface investigation of a portion of the Off-site Area was conducted in July 2006 and, as noted above, a second, more extensive investigation of Parcel 8 was completed in January 2009. The investigations included soil borings, groundwater sampling, a soil gas survey, and fluid level monitoring. The results of the investigation indicated that Center Boulevard soils and groundwater are contaminated with creosote and coal tar-related compounds from the historical manufacturing of roofing materials, and with

(Continued on back of page)

petroleum products, including volatile and semi-volatile organic compounds (SVOCs). Investigations in 1985 and 1994 found VOCs and SVOCs in the groundwater beneath Peninsula Park and low levels of coal tar-related compounds in the soils in Peninsula and Gantry Plaza State Parks. These areas have since been covered with clean soil and/or capped, preventing exposure to these compounds.

Parcel 8 off-site work is proposed to investigate potential impacts arising from contamination on Parcel 8. The off-site investigation work will include investigation of soil, groundwater, and air in Peninsula Park, Gantry Plaza State Park, and Center Boulevard. Although there will be some noise, and small areas of the parks will have restricted access for short periods, this work will not prevent use of the parks. The work in the parks is expected to be completed in less than two weeks.

A remedial pilot study will be conducted on Parcel 8 to obtain design information for an anticipated in-the-ground remediation of the Site. Key off-site investigation and pilot study components include the following:

- Soil vapor survey;
- Ambient air sampling and monitoring;
- Soil sampling & monitoring well installation;
- Groundwater and surface water sampling; and
- Pilot testing of the in-place chemical destruction remedy focused on reduction of creosote-related contamination from the water table to 22 feet.

Hours of operation will be normal business hours for construction in New York City.

NEXT STEPS:

The Off-site Work Plan is available for public review in the repositories listed on the front page of this Fact Sheet. The proposed scope of work is expected to begin in July 2009.

BROWNFIELD CLEANUP PROGRAM (BCP) OVERVIEW:

New York State established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the New York State Department of Health, and Applicants to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate a particular site to a level that is protective of public health and the environment consistent with the proposed uses of that site. When an Applicant completes work under the BCP, NYSDEC issues a Certificate of Completion (COC) and a release from liability with standard reservations. With its receipt of a COC, this site would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the Applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the Applicant commits fraud regarding its application or its certification that it has met cleanup levels.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this fact sheet. We encourage you to share this fact sheet with neighbors and tenants, and/or post it in a prominent area of your building.

